

Build-To-Suit

Alliance★Texas®

A DEVELOPMENT OF HILLWOOD
A PEROT COMPANY™



Build-To-Suit Benefits

- Hillwood is the single owner and developer of the 17,000-acre AllianceTexas community
- Hillwood owns all of the AllianceTexas land fee simple, enabling sitework to commence sooner
- Leading edge construction process combined with land ownership provides superior speed-to-market delivery
- Turn-key service from site selection to construction to interior finish-out to property management
- Temporary space available to utilize during the construction process
- All land zoned and entitled for development
- All utilities existing within the AllianceTexas development
- Experienced construction management team has developed sites or buildings for 3.2 million square feet of office product built within AllianceTexas
- Sustainable design features incorporated into buildings and common areas, resulting in reduced operating costs and environmental impact

- In-house general contractor, Hillwood Construction Services, delivers quality projects with the best cost and construction schedules in the industry
 - Over 20 million square feet constructed since 2000
 - Products include industrial, office, retail, aviation facilities, tenant improvement, luxury residential and more



DynCorp
INTERNATIONAL

Speed-to-Market: 6 Months

119,001 SF Office



Earthwork begins



Slab on grade 95% complete.
Concrete tilt up panels 90% complete.
Paving 20% complete.



Concrete tilt up erection complete.
Structural steel 40% complete.
Paving 40% complete.
Roofing 35% complete.



Roofing 75% complete.
Paving 80% complete.
Interior office space 20% complete.



Roofing 95% complete.
Interior office space 70% complete.
Exterior paint 35% complete.



Certificate of occupancy received.

CUSTOMER SATISFACTION

"Our relationship with Hillwood is remarkable. We have taken this project from simply a concept to a reality in a matter of only ten months, whereas a project of this magnitude would normally take much longer."

**Diane Walker, Senior Vice President
DynCorp International**

"Alliance was a natural selection for Daimler Financial Services. We have had an excellent relationship with Hillwood at the building we lease in Westlake. The (new) location, in close proximity to our current employee base, together with the quality environment of Alliance, made our process very easy and keeps our team together."

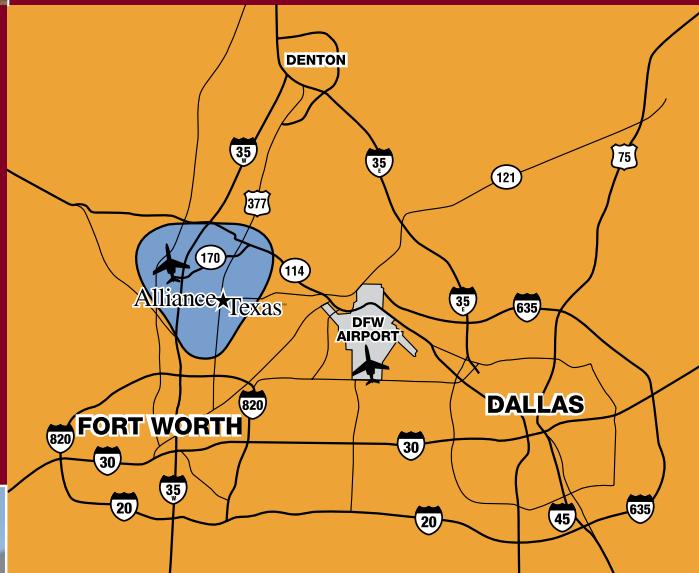
**Janet Marzett, Vice President of Customer Service and Remarketing
Mercedes-Benz Financial Services**



Build-To-Suit



**For more information,
please contact Steve Aldrich,
Tony Creme, Reid Goetz or Bill
Burton at Hillwood Properties,
817.224.6000.**



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Hillwood
13600 Heritage Parkway, Suite 200
Fort Worth, TX 76177
alliancetexas.com



Alliance★Texas® is a 17,000-acre master-planned community, including three distinctive developments — Alliance®, Circle T Ranch® and Heritage.™ Together, they offer world-class aviation, office, industrial, retail, educational, residential and recreational opportunities. For more information about other commercial real estate opportunities, please contact us today at 817.224.6000.
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